



AGENDA
HUNTINGTON BEACH OFFICE OF THE ZONING ADMINISTRATOR
Room B-8 – Lower Level - Civic Center
2000 Main Street
Huntington Beach California

WEDNESDAY, OCTOBER 14, 2009, 1:30 P.M.

ZONING ADMINISTRATOR: Ricky Ramos

STAFF MEMBERS: Ethan Edwards, Tess Nguyen, Andrew Gonzales, Rami Talleh, Kimberly De Coite (recording secretary)

MINUTES: None

ORAL COMMUNICATION: Anyone wishing to speak on an item not on the agenda may do so. No action can be taken by the Zoning Administrator on items not on the agenda.

SCHEDULED ITEMS:

1. PETITION DOCUMENT: CONDITIONAL USE PERMIT NO. 2009-012 (NEWLAND CARWASH)

APPLICANT: Thomas Hwang, 616 Imperial, LLC
REQUEST: To permit the construction of an approximately 2,200 sq. ft. express service carwash building and associated site improvements, on a 22,363 sq. ft. vacant lot.

LOCATION: 8471 Warner Avenue, 92647 (northwest corner of Warner Avenue and Newland Street)

PROJECT PLANNER: Ethan Edwards

STAFF RECOMMENDS: Continuance to the November 18, 2009 Zoning Administrator meeting

2. PETITION DOCUMENT: CONDITIONAL USE PERMIT NO. 2009-016 (SEBASTIANI'S RESTAURANT EXPANSION)

APPLICANT: Pablo Benavente
REQUEST: To permit the expansion of an existing 1,050 sq. ft. restaurant with alcohol sales and live entertainment into an adjacent 1,070 sq. ft. suite.

LOCATION: 6074 Warner Avenue, 92647 (southeast corner of Warner Avenue and Springdale Street)

PROJECT PLANNER: Tess Nguyen

STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval.

AGENDA
(Continued)

- 3. PETITION DOCUMENT: CONDITIONAL USE PERMIT NO. 2009-014 (HARBOR TIRES PROS)**
- APPLICANT: Randall Jepson, Peter Jepson Partnership, Inc.
- REQUEST: To permit (a) the construction of a new 4,471 sq. ft. commercial building and associated site improvements, and (b) the establishment of a tire and wheel service business.
- LOCATION: 17032 Bolsa Chica Street, 92649 (south east corner of Bolsa Chica Street and Warner Avenue)
- PROJECT PLANNER: Andrew Gonzales
- STAFF RECOMMENDS: Approval with modifications based upon suggested findings and conditions of approval.

Under the provisions of the Huntington Beach Zoning and Subdivision Ordinance, the action taken by the Zoning Administrator is final unless an appeal is filed to the Planning Commission by you or by an interested party. Said appeal must be in writing and must set forth in detail the action and grounds by which the applicant or interested party deems himself aggrieved. Said appeal must be accompanied by a filing fee of One Thousand Five Hundred Thirty-Five Dollars (\$1535.00)if the appeal is filed by a single family dwelling property owner appealing the decision on his own property and Two Thousand and Four Dollars (\$2004.00)if the appeal is filed by any other party. The appeal shall be submitted to the Secretary of the Planning Commission within ten (10) calendar days of the date of the Zoning Administrator's action or ten (10) working days for a coastal development permit.